



**CONFIDENTIAL Executive Summary**



|                             |           |
|-----------------------------|-----------|
| Purchase Price:             | \$275,000 |
| Total Annual Sales*:        | \$587,473 |
| Inventory:                  | \$5,000   |
| Managed Cash Flow**:        | \$113,399 |
| Owner-Operated Cash Flow**: | \$151,671 |

**Little Caesars #3282**  
**1315 E Front St**  
**Port Angeles, WA 98362**

**List price does not include inventory, franchise transfer fees, or lease security deposits.**

\* T13 Periods Ending P1 2020

\*\* Cash Flow is a net income projection based on trailing 12 months sales and expenses as stated on Seller's P&Ls. Adjustments are made to reflect brand norms for the region and/or expected increases/decreases in costs. Analysis is for proforma purposes only, Buyer should complete his own due diligence review. Ask your agent for summary of adjustments.

**Franchise Information:**

Little Caesar's is one of the largest and fastest the growing pizza carry-out chains in the world with restaurants on five continents. Restaurant experience is preferred. Franchisor requires a minimum of \$250,000 net worth or 70% of purchase price, whichever is higher with \$100,000 liquid cash or 20% of purchase price, whichever is higher. IRA and 401K not acceptable as liquid, only items that can be liquidated within 24 hours.

Franchise Agreement Expiration: 6/16/2026  
 Royalty: 6.0%  
 Remodel Requirements: None

Transfer Fee: \$10,000  
 Advertising: 4.0%

Training Location: Detroit, MI  
 Training Period: 6 weeks

**Lease Information:**

Monthly Base Rent: \$2,500  
 Percentage Rent: None  
 Expiration: 6/1/2021

Options: 3x5yr  
 CAM: \$300  
 Monthly Property Tax: Included

Security Deposit: \$2,000  
 Real Property Available: No  
 Increases: 3% annually

**Location Details:**

Business Established: 8/16/2016  
 Owner Since: 8/16/2016  
 Hours of Operation: 10:30a - 10:30p

Building Type: Freestanding  
 Seating: None  
 Licenses Needed: Business, Health

Building Size: 2,400 SF  
 Employees: 12  
 Equipment Value: \$220,000

Freestanding location right on Front Street (US-101). Highly visible location with plenty of parking along a main street in Port Angeles. Other businesses in the area include a veterinary clinic, laundromat, Days Inn, car wash and dental clinic. Olympic Medical Center is a half mile away and Peninsula College is approximately one mile away. Nearby competitors include Papa Murphy's, Domino's and Gordy's Pasta and Pizza.

**Remember you have agreed to keep all FranBizNetwork listings confidential.**

As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you might have for the Seller to your FranBizNetwork agent. Feel free to visit the location(s) as a customer, but be discreet and do not ask questions of employees, managers, or other customers. Please do not draw unnecessary attention to yourself, as rumors of a pending sale can hurt the business.





**Little Caesars #3282**

**PROFORMA - MANAGED**

**PROFORMA - OWNER OPERATED**

|                        | T13 Periods Ending P1 2020 |       |
|------------------------|----------------------------|-------|
| SALES                  | \$ 587,473                 |       |
| COGS:                  | \$ 189,166                 | 32.2% |
| Crew Labor:            | \$ 86,652                  | 14.8% |
| GM:                    | \$ 33,280                  | 5.7%  |
| Workers Comp*:         | \$ 2,399                   | 2.0%  |
| Payroll Taxes*:        | \$ 15,591                  | 13.0% |
| R&M:                   | \$ 4,406                   | 0.8%  |
| Non-Ingredient:        | \$ 5,287                   | 0.9%  |
| Utilities:             | \$ 16,420                  | 2.8%  |
| Rent:                  | \$ 30,000                  | 5.1%  |
| CAM:                   | \$ 3,600                   | 0.6%  |
| Local Advertising:     | \$ 5,287                   | 0.9%  |
| Nat'l Advertising:     | \$ 23,499                  | 4.0%  |
| Royalty:               | \$ 35,248                  | 6.0%  |
| Equipment Lease:       | \$ 780                     | 0.1%  |
| Insurance:             | \$ 1,500                   | 0.3%  |
| Bank Charges:          | \$ 600                     | 0.1%  |
| Credit Card Fees:      | \$ 8,812                   | 1.5%  |
| Professional Services: | \$ 4,500                   | 0.8%  |
| Outside Services:      | \$ 3,830                   | 0.7%  |
| Laundry/Uniforms:      | \$ 1,380                   | 0.2%  |
| Security:              | \$ 1,060                   | 0.2%  |
| Permits & Licenses:    | \$ 350                     | 0.1%  |
| Cash Over/Short:       | \$ 587                     | 0.1%  |
| Employee Benefits:     | \$ 60                      | 0.0%  |
| Other G&A:             | \$ 2,295                   | 0.4%  |
| Total Expenses:        | \$ 476,591                 | 81.1% |
| Other Income:          | \$ 2,517                   | 0.4%  |
| Managed Cash Flow:     | \$ 113,399                 | 19.3% |

|                           | T13 Periods Ending P1 2020 |       |
|---------------------------|----------------------------|-------|
| SALES                     | \$ 587,473                 |       |
| COGS:                     | \$ 189,166                 | 32.2% |
| Crew Labor:               | \$ 86,652                  | 14.8% |
| Assume Owner is GM        |                            |       |
| Workers Comp*:            | \$ 1,733                   | 2.0%  |
| Payroll Taxes*:           | \$ 11,265                  | 13.0% |
| R&M:                      | \$ 4,406                   | 0.8%  |
| Non-Ingredient:           | \$ 5,287                   | 0.9%  |
| Utilities:                | \$ 16,420                  | 2.8%  |
| Rent:                     | \$ 30,000                  | 5.1%  |
| CAM:                      | \$ 3,600                   | 0.6%  |
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| Security:                 | \$ 1,060                   | 0.2%  |
| Permits & Licenses:       | \$ 350                     | 0.1%  |
| Cash Over/Short:          | \$ 587                     | 0.1%  |
| Employee Benefits:        | \$ 60                      | 0.0%  |
| Other G&A:                | \$ 2,295                   | 0.4%  |
| Total Expenses:           | \$ 438,319                 | 74.6% |
| Other Income:             | \$ 2,517                   | 0.4%  |
| Owner-Operated Cash Flow: | \$ 151,671                 | 25.8% |

\*Workers Comp and Payroll Taxes shown as a % of Total Labor

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Executive Summary materials and Proforma were derived from documents provided by Seller and were prepared by FranBizNetwork to help prospective Buyers complete a summary review. These materials should not replace the Buyer's review of actual books and records and a thorough due diligence process. Buyers should not rely on these materials as definitive, but should instead consult the actual due diligence documents.